


CHILDRENS' HOSPITAL

PAGE 1 OF 2

RATIOS TO BUILDING FOOTPRINT:

SITE AREA / BUILDING GROUND FLOOR AREA
1.60 S.F. OF SITE AREA FOR EVERY 1 S.F. OF BUILDING
FOOTPRINT AREA (GROUND FLOOR ONLY)

 PROPORTIONAL GRAPHIC RATIO TYPICAL

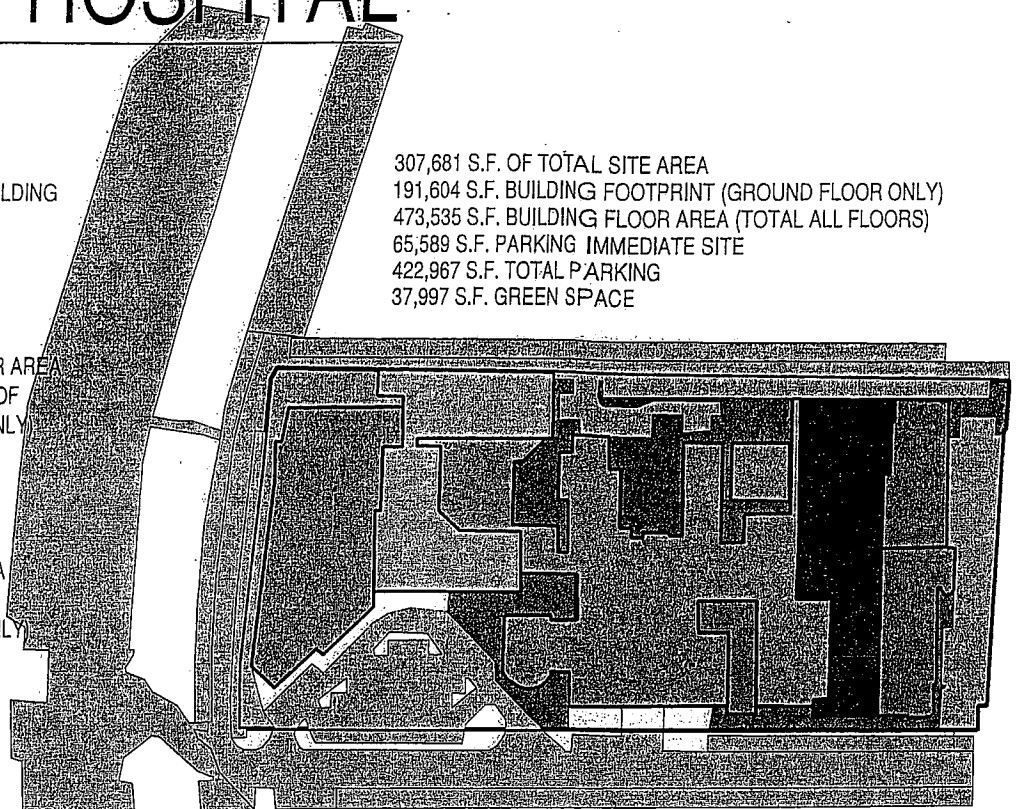
GREEN SPACE AREA / BUILDING GROUND FLOOR AREA
0.1983 S.F. OF GREEN SPACE FOR EVERY 1 S.F. OF
BUILDING FOOTPRINT AREA (GROUND FLOOR ONLY)



PARKING AREA / BUILDING GROUND FLOOR AREA
2.2 S.F. OF PARKING AREA FOR EVERY 1 S.F. OF
BUILDING FOOTPRINT AREA (GROUND FLOOR ONLY)



307,681 S.F. OF TOTAL SITE AREA
191,604 S.F. BUILDING FOOTPRINT (GROUND FLOOR ONLY)
473,535 S.F. BUILDING FLOOR AREA (TOTAL ALL FLOORS)
65,589 S.F. PARKING IMMEDIATE SITE
422,967 S.F. TOTAL PARKING
37,997 S.F. GREEN SPACE



SITE PLAN (GROUND FL)

RATIOS TO BUILDING TOTAL AREA:

SITE AREA / BUILDING TOTAL FLOOR AREA
0.6497 S.F. OF SITE FOR EVERY 1 S.F. OF BUILDING
FLOOR AREA (ALL FLOORS)



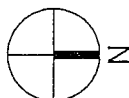
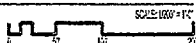
GREEN SPACE AREA / BUILDING TOTAL FLOOR AREA
0.0844 S.F. OF GREEN SPACE FOR EVERY 1 S.F. OF
BUILDING FLOOR AREA (ALL FLOORS)



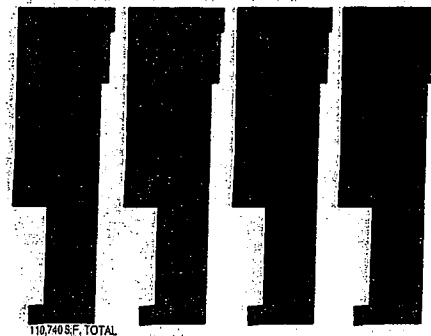
PARKING AREA / BUILDING TOTAL FLOOR AREA
0.51 S.F. OF PARKING AREA FOR EVERY 1 S.F. OF
BUILDING FLOOR AREA (ALL FLOORS)



CHILDREN'S HOSPITAL SITE
SITE AREA GRAPHIC (GROUND FLOOR)



PAGE 2 OF 2

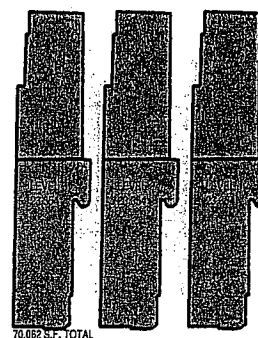


110.740 S.F. TOTAL

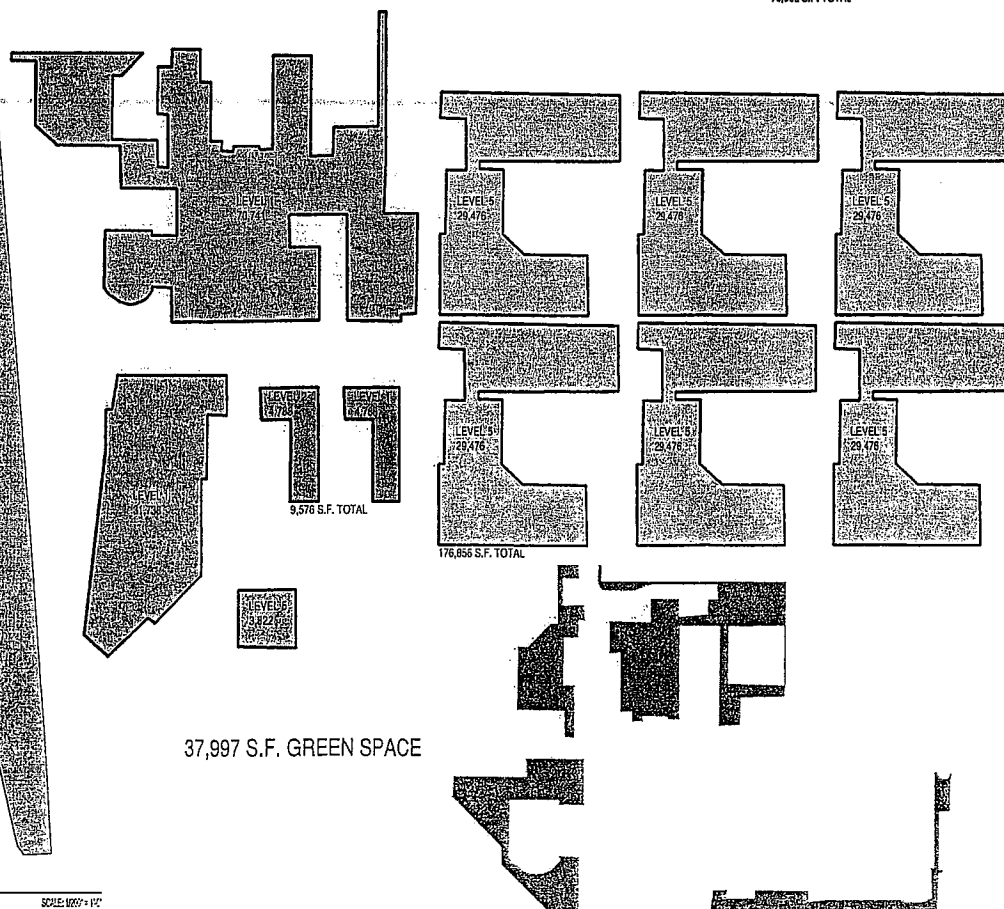
307,681 S.F. OF TOTAL SITE AREA

422,967 S.F. TOTAL PARKING

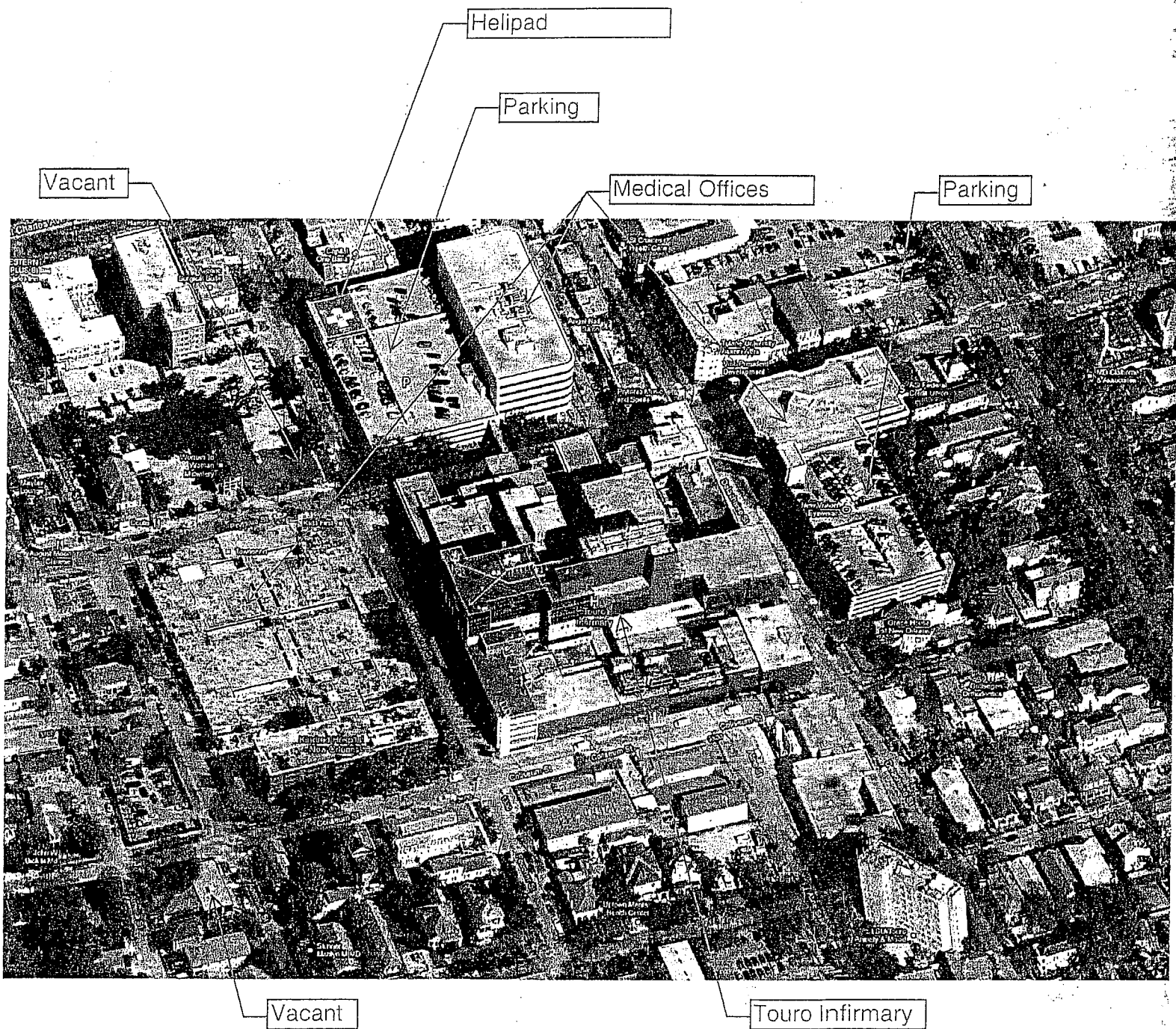
473,535 S.F. BUILDING FLOOR AREA (TOTAL ALL FLOORS)



70.062 S.F. TOTAL

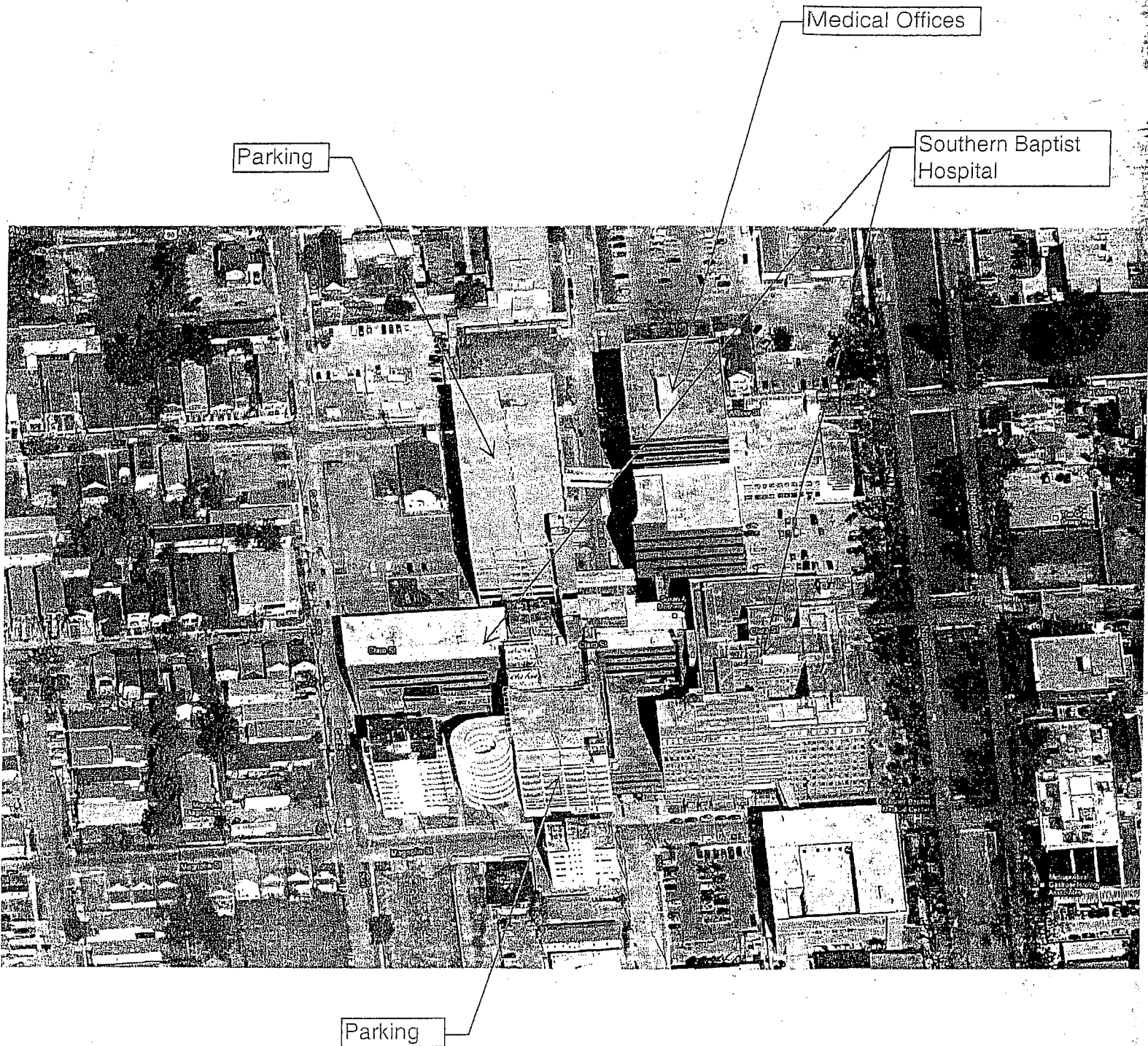


37,997 S.F. GREEN SPACE



TOURO INFIRMARY / CURRENT

MEDICAL CAMPUS



SOUTHERN BAPTIST HOSPITAL / CURRENT
MEDICAL CAMPUS

Accessory
Buildings

NOAA



Lighthouse For The
Blind

NEW ORLEANS ADOLESCENT HOSPITAL / LSU HEALTH SCIENCES / CURRENT
MEDICAL CAMPUS

Paul Cramer

From: Yolanda W. Rodriguez
Sent: Wednesday, October 12, 2011 10:24 AM
To: Paul Cramer
Subject: FW: De Paul

FYI

Communications to and from this e-mail address are subject to provisions of the state of Louisiana Public Records Act.

From: Linda Worley [mailto:rbwlkw@bellsouth.net]
Sent: Wednesday, October 12, 2011 10:19 AM
To: Yolanda W. Rodriguez; Susan G. Guidry; Jackie B. Clarkson; Eric Granderson
Subject: De Paul

The Upper Hurstville Neighborhood Association has an active Zoning Committee of which I am Chairman. My residence is 1135 Henry Clay Avenue, and we have lived there since 1974.

The subject of this letter is, of course, the City Master Plan, the designation of the DePaul site as "institutional", and the applicable zoning designation as "Medical Campus". The site is zoned RD-2 which requires any development other than two family Residential would be subject to hearings and reviews by the Planning Commission-Planning Staff, and the City Council. These hearings would be subject to "community" support or modifications. The proposed "medical campus" designation would not permit community participation, and the results could be the destruction of a fine Uptown residential community.

Our recommendations are: The Master Plan designation should not describe the DePaul site as "institutional" but should remain "residential", and further, a new zoning designation should be created to preserve the current campus and require neighborhood input as well as City Planning Commission and City Council approvals for an new construction.

10/12/2011

GUY B. SCOGGIN

ATTORNEY AT LAW

1107 HENRY CLAY AVENUE

NEW ORLEANS, LOUISIANA 70118

TELEPHONE (504) 891-2333

FAX (504) 891-2333

E-MAIL: gbsco@bellsouth.net

OCT 18 2011 2:34

October 14, 2011

City Planning Commission
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

RE: Change of Zoning – DePaul Hospital Site

Dear City Planning Commission:

I have been a next door neighbor of DePaul for over forty-five years, all of which time we have enjoyed an excellent relationship with them.

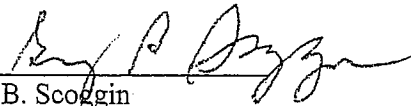
When we first moved in there was an attempt by them to change their zoning to a "Medical Services Area". The effect would have been to change the entire site equal to that now surrounding Touro Hospital. The change was bitterly opposed by the entire neighborhood and thankfully nothing was done.

As you are aware, DePaul is a low-density "existing non-conforming" facility *within a two-family residential zoning district*. To change this now would be disastrous to the entire community.

It is my understanding that there are two separate issues involved. First, the Master Plan classification of DePaul property as "Institutional" is improper and should be changed to "Residential". Second, the proposed choice of zoning currently under consideration is "Medical Campus" which would allow many more commercial uses by right *without* any neighborhood input or City approval requirements.

Our neighborhood has always been one of the most vibrant and stable areas in the city. Please create a proper zoning designation that preserves the current campus to insure that our area will not be destabilized.

Sincerely,


Guy B. Scoggin

GBS/bca



woodward design+build

October 25, 2011

City Planning Commission of New Orleans
1300 Perdido Street, Room 9W03
New Orleans, LA 70112

Attn: Ms. Leslie Alley
Assistant Director

RE: DePaul Site Proposed Revised New Orleans Comprehensive Zoning Ordinance

Dear Ms. Alley,

Please consider this letter comments as requested during the City Planning Commission's neighborhood meetings to review the future land use map as well as the proposed revised New Orleans Comprehensive Zoning Ordinance. You had requested comments by the end of October. I have attended two of the neighborhood meetings, have printed out and reviewed the future land use maps, and have printed from your website and reviewed the proposed revised New Orleans Comprehensive Zoning Ordinance.

I am writing to request that you revise the master plan future land use map from institutional (which dictates high density by definition) back to residential which it has been since the 1960s for the DePaul site bounded by Henry Clay Avenue, Exposition Blvd, Perrier Street, and Camp Street.

While I realize that the ordinance would require a campus plan be submitted to the City Planning Commission for approval for this site prior to it being developed, it is also clearly acknowledged that this zoning allows for significantly more dense development than previous zoning ordinance and that the parameters given would allow for a campus plan presentation that would be extremely dense on this site.

This site is zoned residential and if it were developed fully into residential lots, and you assume five people per family, then the maximum density you would anticipate on this site would be 500 people. I'm basing this on the information we developed when we were analyzing this site for a client who was proposing to purchase it. The assumption was that any development would have to be residential per zoning and our client actually had the high bid assuming that it would be re-subdivided and sold off as residential lots.

As it is, the existing infrastructure would be hard pressed to sustain the additional housing were it to be subdivided. In fact, we assumed that we would have to put in additional streets, drainage, and sewer lines in order to build the infrastructure necessary to sustain the residential lots.

Under the proposed new designation, looking at the setbacks and height allowed by the medical campus/institutional designation, it appears that the development allowed could be

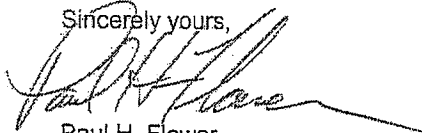
six times the size of the existing Children's Hospital Plant on Tchoupitoulas Street and Henry Clay Avenue. Per the Children's Hospital website, they presently have 235 beds; 400 pediatricians and pediatric specialists; 6,800 in-patient admissions annually (26 per weekday average estimate); and, 156,400 out-patient visits per year (approximately 600 per weekday average). Multiply this by six and you can clearly see the issue.

While it could easily be argued that the City Planning Commission would not allow a campus plan of this size, the zoning clearly allows it. Neighbors who bought or built houses in this area did so knowing that the site was zoned residential and was an existing non-conforming occupancy. Any development of the site would clearly be kept reasonable because a conditional use occupancy permit would be required for any proposed non-residential development. It would require under the "current" CZO - (Comprehensive Zoning Ordinance) approval of the City Planning Commission as well as the City Council via conditional use application. To drastically alter the zoning of the neighborhood as is proposed would not only be unfair to the neighbors, but would put an unbelievable strain on the infrastructure in this historically low density.

I am not opposed to Children's Hospital; however, under the proposed Master Plan, there are two choices: residential with existing non conforming status, or the high density designation of institutional which dictates medical campus zoning. Given those two choices, I strongly urge that you return the site to its existing residential. If it would be possible, and Children's Hospital would be willing, I would suggest trying to negotiate adding another classification that would allow medical development, but on a much, much less dense scale. Low or even medium density development with city planning and council review would be more in keeping with scale and supportable density of the residential neighborhood.

Please note that my residence is 1230 Calhoun Street, which is approximately 150 feet from the DePaul site. Thank you for your consideration.

Sincerely yours,



Paul H. Flower
President/CEO
Woodward Design+Build

PHF:ken

CC: Susan Guidry - District A
Jackie Clarkson - Councilmember-At-Large
Paul Cramer - City Planning Commission of New Orleans

Paul Cramer

From: ccurtis7@cox.net
Sent: Thursday, October 27, 2011 9:42 AM
To: Jackie B. Clarkson; Eric Granderson; Paul Cramer; Yolanda W. Rodriguez; sguidry@nola.gov; Deborah J. Langhoff; Sherri K. Wilder
Subject: DePaul Site

Dear All, I live on Henry Clay Avenue between Chestnut and Camp Streets, with my husband and two children, directly across from the DePaul site dormitory. Henry Clay is a residential area. On the other side of the DePaul site is Audubon Park which is constantly filled with people and children running, biking, playing and otherwise enjoying the beautiful neighborhood park grounds. The current classification of the DePaul site by the Master Plan as "institutional" is completely inappropriate and erroneous. This classification should be changed to "residential". I invite all of you to view my neighborhood and Audubon Park and have no doubt that you will agree that my assertion is meritorious and correct. Thank you for your considered assessment of this situation. I am happy to speak with you and show you the neighborhood in person. Very truly Yours, Marcy H. Monroe

Paul Cramer

From: Yolanda W. Rodriguez
Sent: Wednesday, October 26, 2011 3:02 PM
To: Paul Cramer
Subject: FW: DePaul Zoning

FYI

Communications to and from this e-mail address are subject to provisions of the state of Louisiana Public Records Act.

From: RickAdler@aol.com [mailto:RickAdler@aol.com]
Sent: Friday, October 21, 2011 8:10 PM
To: Yolanda W. Rodriguez; Susan G. Guidry; Jackie B. Clarkson; Eric Granderson
Subject: DePaul Zoning

Ladies and Gentlemen:

As a long time property owner and resident of the neighborhood of DePaul Hospital, I would like to go on record as opposed to any zoning of that property which would preclude its use for providing health services, mental and otherwise, as may be needed for the entire New Orleans and surrounding region. Adequate up-to-date health and medical facilities are of paramount necessity and, with judicious application, should trump narrow interests.

It should be noted that the existence in this area of several facilities - John Hainkel, Children's Hospital, DePaul itself, etc. - has created no adverse problems.

While zoning should properly prevent high rise structures and large commercial facilities in this delightful residential area, my wife and I are opposed to the strong "nimby" position of many in the neighborhood. I am not knowledgeable of the technicalities of zoning, but I suggest that there surely must be a way to allow the DePaul property to be modified as necessary to serve the larger community with needed health services while maintaining the existing character of the area.

Sincerely,

Richard M. Adler
1109 State Street
rickadler@aol.com

10/26/2011

Paul Cramer

From: Yolanda W. Rodriguez
Sent: Thursday, October-06, 2011 10:32 AM
To: Paul Cramer
Subject: FW: Master Plan Classification of DePaul

FYI

Communications to and from this e-mail address are subject to provisions of the state of Louisiana Public Records Act.

-----Original Message-----

From: Courtney_Murphy@ca5.uscourts.gov [mailto:Courtney_Murphy@ca5.uscourts.gov]
Sent: Wednesday, October 05, 2011 2:56 PM
To: Yolanda W. Rodriguez; Susan G. Guidry; Jackie B. Clarkson; Eric Granderson
Subject: Master Plan Classification of DePaul

Dear Councilperson Guidry, Councilperson Clarkson, Councilperson Granderson, and City Planning Commission

I reside at 1204 Henry Clay Avenue, directly next door to the DePaul campus. As you are aware, the surrounding area is entirely residential and abuts Audubon Park.

The Master Plan designation of DePaul as institutional is incorrect, without empirical basis, and wholly ignores the exclusively residential character of the surrounding neighborhood. I ask that you change the Master Plan designation instead to residential. Moreover, I ask that you create a new zoning designation that would preserve the DePaul campus and would require neighborhood, City Council, and City Planning Commission input before approval for any new construction or additional uses.

Thank you for your prompt and sincere consideration, Courtney Murphy

SYDNEY TOUCHSTONE LAWDER
1207 HENRY CLAY AVE.* NEW ORLEANS, LA 70118
504-899-0625

24 October 2011

Councilwoman Susan G. Guidry
City Hall, Room 2W80
1300 Perdido Street
New Orleans, LA 70112

Re: Master Plan Classification of DePaul Hospital property

Dear Ms. Guidry,

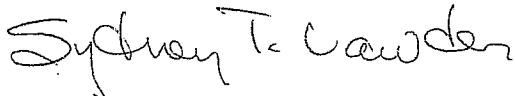
I am writing to request that you work to remove the designation of the DePaul Hospital property in the Master Plan from "Institutional", and to prevent the zoning change that could occur as a result if the Plan stays as now written.

Please change the designation of that parcel from Institutional to Residential. The hospital has existed as a non-conforming use in a residential area and needs to remain under the same conditions. The neighborhood cannot support high density development that the Institutional classification allows.

Neither will a designation of "Medical Campus" be acceptable. It allows for the same density and commercialization, something not appropriate for a stable residential neighborhood. Please create a new zoning designation that requires both City Council and the City Planning Commission to approve any new uses or additional construction. The neighborhood should be included in discussion of any such changes as well.

I look forward to hearing that you will support my request and that you will work with the neighborhood associations to prevent the DePaul property from becoming an unwanted, high density site.

Yours truly,



Sydney Touchstone Lawder

Cc: Councilperson Jackie Clarkson
Councilperson Eric Granderson
~~City Planning Commission~~

Paul Cramer

From: Richard A. Whann [rawhann@cox.net]
Sent: Friday, October 28, 2011 8:35 AM
To: Paul Cramer; Yolanda W. Rodriguez; Jackie B. Clarkson; Eric Granderson
Cc: Susan G. Guidry; Deborah J. Langhoff
Subject: Proposed Rezoning for DePaul Property Under Master Plan

Dear Ladies and Gentlemen,

I live at 1030 State Street, which is in close proximity to the DePaul site, and I am very concerned that the proposed zoning of that site is MC Medical Campus District. In reviewing the permitted uses in such a district, I note that it could be used for, among other things, group homes, residential care facilities for the elderly, adult or child day care centers, hotel/motel, motor vehicle operations facility, restaurant, emergency homeless center, heliport, pumping station and wireless communication tower, any of which uses would be extremely harmful to the beautiful residential area which surrounds the DePaul site. To have such facilities in our neighborhood would increase traffic, both automotive and pedestrian, and noise levels to an intolerable degree and adversely affect the property values of all of us in the surrounding neighborhood. Currently there is much green space on the DePaul site which would certainly disappear or be severely reduced if the site is used for even some of the purposes permitted under the proposed designation. The area surrounding DePaul has been recognized for many years as one of the prime residential areas of the city and the homes are upscale and well-kept and their assessments represent substantial tax revenue for the City. It makes no sense to change the zoning to permit uses which will turn the neighborhood into a busy, noisy commercial area in which none of us want to live. Therefore, I urge you to change the proposed Master Plan Designation of the DePaul site from MC Medical Campus District to that governing existing hospitals in Residential Districts.

I have previously written to Councilwoman Guidry to express my concerns and for that reason have only copied her on this email.

Thank you in advance for your attention to this matter,

Sincerely,

Richard A. Whann

To all involved in Master Plan decisions,

I am writing as a **very** concerned property owner regarding the current classification of the DePaul property as "institutional" on the current Master Plan. I attended the Master Plan meeting at the JCC and the General Membership Meeting of the UHRA and I am **VERY** concerned about the possibility of the destruction of the atmosphere and quality of my neighborhood. The character of this neighborhood I cherish would be irrevocably changed forever!

My great grandfather built our house and generations of my family members have lived in our home for over 90 years. In 2001, my husband and I chose to purchase this house from family, gut it, add a second story, and make it our own because we wanted it to remain a part of it. Over the years, I cannot explain how much I have come to love and value the quiet yet friendly comfort of this neighborhood; its closeness to the park and zoo; the homes that I've passed hundreds of times and never really noticed.

The DePaul facility has always been a presence; a part of the neighborhood. The Sisters were always accessible and cared about their neighbors. My grandmother spoke of the occasions when a patient in robe and slippers knocked at her door requesting her to "call a cab"; or someone "hid under the house". Each time, she simply called the sisters and they would come and escort their charges back across the street.

A walk around the brick wall is like a walk through neighborhood history. Look closely and you see the initials that children have been carving into it since the early 1900's. My grandfather's, unfortunately, were lost in one of the parts that collapsed during Katrina.

The current designation would forever rob us of the very reason for remaining in this city. Despite the daunting thought of yearly evacuation and hurricane threats, my family has chosen to remain here; in *this* neighborhood, because of the history and sentimental value of our home and the character of the area itself. There is no other area in this city or surrounding area we would choose to live.

A change to "institutional" would allow this neighborhood to become just another over-developed, congested, low atmosphere place as the rest of the "institutional" neighborhoods have become; look at the Touro and Baptist neighborhoods. Without a doubt, foot traffic and crime would increase. Parking would become a nightmare. Traffic itself would become a bigger problem that it already is. In the evenings and weekends there is already a problem with congestion from the zoo and park on Magazine and on St. Charles. With more development on the scope this change would allow, it would become ridiculous! We are boxed in.

I am a nurse. I care about children, the need to improve resources, and to expand revenue. But, I am also aware of the one-sided view executives have regarding these needs. Children's Hospital purchased the property with the knowledge that this is a neighborhood not a

commercial area. The existing campus structures are large and capable of supporting future expansions if such expansions are planned for and space utilized to the optimum. The wall, green space and existing structure heights are necessary to maintain this neighborhood's historic character and ambiance.

Future expansions of Children's Hospital are not solely dependent upon the use of this property. That is a very narrow minded view of their potential. Their future plans need not limit them to the small radius of their main campus. I know other areas of this community and this region would benefit from and better accommodate their presence. There are numerous dilapidated warehouses and properties in this city which could be utilized.

As property owners, we invested in this neighborhood as it is and has been for a century. It is not fair to change the game plan now that we have made the commitment to this city! It is one thing to buy a property in an area with an existing "commercial entity" with full knowledge that it causes potential aggravations and problems. BUT, it is another when an accepted part of the neighborhood suddenly has the potential to morph into something completely out of scale and character. NOT FAIR!

At the UHRA general meeting, it was stated that Children's has requested a "private" meeting with the planning commission. This greatly concerns me because we all know what happens behind closed doors in this city. I sincerely hope that the decision has not already been made and these calls for input by the property owners are not just pretence. Please remember the people that will truly be affected by the changes this zoning issue with have!!!

As with my other neighbors, I am begging you to change the designation of the DePaul property from "institutional" to "**RESIDENTIAL**" and to create a new zoning designation that preserves the existing, historic DePaul campus; a designation which will require neighborhood, City Council, and City Planning Commission input for approval of any future changes to the property. I do not believe this is asking too much, as I was forced to attend two meetings before a blighted "historic" house/fire hazard was allowed to be demolished several years ago.

In closing, I am sorry if this letter has sounded dramatic, but this issue is dear to me. As with all home owners, property values are important. I, however, don't plan on moving unless Katrina II comes along and washes us away. I hope to grow old and live in this house until I die or they throw me in a nursing home. Hopefully, one day my great-grandchildren will be running through these rooms too. Please, don't rob us of the neighborhood we cherish.

Sincerely,

Louanna McFadyen

6128 Coliseum St.

Paul Cramer

From: japffel [japffel@bellsouth.net]
Sent: Monday, October 31, 2011 2:27 PM
To: Yolanda W. Rodriguez
Cc: Susan G. Guidry; Eric Granderson; Jackie B. Clarkson; Leslie T. Alley; Paul Cramer; Dale W. Thayer; Karen Duncan; Jay Seastrunk; Bruce Worley
Subject: DePaul Property

October 31, 2011

Ms. Yolanda W. Rodriguez
Executive Director
City of New Orleans
City Planning Commission
1340 Poydras Street, Suite 900
New Orleans, LA 70112

Dear Ms. Rodriguez:

I am writing to express my concerns about the designation of the DePaul Hospital property (bounded by Camp Street, Henry Clay Avenue, Perrier Street and Exposition Boulevard) as Institutional on the Future Land Use Map and the assignment of Medical Campus as the zoning district for that property in the Proposed Comprehensive Zoning Ordinance. Both designations support an intense land use of the DePaul property that is not compatible with the surrounding neighborhood.

To permit the construction and operation of large-scale developments within a residential area is an inappropriate juxtaposition of zoning districts. Hospitals, hotels, restaurants, heliports, a few of the permitted uses in the proposed district, would overwhelm the quality of life and character of what is currently a very healthy residential neighborhood. The size of such developments and the traffic and noise they bring would seriously affect the quality of life of both the residents and the users of Audubon Park, which borders on the Exposition Boulevard side of the DePaul property.

I hope that the City Planning Commission will work with our neighborhood to change the land use classification of the DePaul property from institutional to a more suitable form of residential. In addition, we need a zoning district other than Medical Campus that provides more protection for the quality of life in the surrounding neighborhood and that does not threaten the tranquility of the many citizens who use Audubon Park on a daily basis. The Master Plan itself states that "enhancing the overall livability of all the neighborhoods, while preserving their unique character, is one of the overarching goals of this Master Plan."

Thank you for your further interest in and assistance with these matters.

Sincerely,

Jane Apffel
903 Eleonore Street

11/1/2011

Paul Cramer

From: Leslie T. Alley
Sent: Monday, October 31, 2011 10:36 AM
To: Cheryl Dendy
Cc: Yolanda W. Rodriguez; Paul Cramer
Subject: RE: DePaul Campus

Ms. Dendy:

Thank you for your input. I will forward your comments to CPC Director, Yolanda Rodriguez, and the Planning Commission for their consideration.

Best,

Leslie Alley

From: Cheryl Dendy [mailto:cheryldendy@dendylaw.com]
Sent: Monday, October 31, 2011 10:22 AM
To: Leslie T. Alley
Subject: DePaul Campus

I live on Calhoun Street just a few blocks from the location of the DePaul Hospital. I and all my neighbors are extremely concerned about the proposed zoning of that campus. We are a historic, low density residential area and have been so for a century. While DePaul was owned by a religious order that residential character was respected and there was little traffic to the DePaul campus other than the mental patients, staff, and their families. However, we know that Children's Hospital does not respect our area and indeed has tried in every way to change the very nature of our area and of Audubon Park. Please reconsider the zoning and place significant restrictions on use of this hospital so that it can not disrupt our neighborhood. Recently, our street has seen significant growth in the number of young children residing there and thus playing in their yards. Among other things, we do not need helicopters, speeding ambulances, etc in our residential area.

Thank you.

Cheryl Dendy
1437 Calhoun St
New Orleans

Paul Cramer

From: Leslie T. Alley
Sent: Monday, October 31, 2011 11:54 AM
To: Yolanda W. Rodriguez; Paul Cramer
Subject: FW: DePaul building

FYI

From: Louis Kiefer [mailto:loukiefer@gmail.com]
Sent: Monday, October 31, 2011 11:47 AM
To: Leslie T. Alley
Subject: DePaul building

I live on Henry Clay one block from the proposed structures. I am opposed to these buildings. This area will be forever changed if this project is developed. Obviously Henry Clay will be the main artery to the hospital. It currently is the main artery for all through traffic. Speeding is done all the time on my street, even where the photo light is located.

While only a few blocks away, a more logical location would be the old Marine/Mental Health Hospital. There would be additional arteries to the facility, Nashville, State, Tchoupitoulas. I do not think the buildings would stand out as much and would blend into the neighborhood much better. Talk about a building that does not blend into the neighborhood, take the three story concrete building across from Whole Food.

Paul Cramer

From: Leslie T. Alley
Sent: Monday, October 31, 2011 9:51 AM
To: Yolanda W. Rodriguez; Paul Cramer
Subject: FW: DePaul Hospital zoning

FYI

From: ann collette [mailto:acollettenola@yahoo.com]
Sent: Friday, October 28, 2011 5:01 PM
To: Leslie T. Alley
Subject: DePaul Hospital zoning

Dear Commission,

As a member in the AAZA, I want to say that I am in agreement with the associations opinion for the use of DePaul's campus. DePaul's proposed development doesn't seem logical or suited for the uptown area but would be suited for the proposed new medical district in midcity. The new medical district should include a world class mental health facility in the form of DePaul Hospital.

Please consider the home owners of the area and restrict DePaul's development.

Thank you for your attention,

Ann Collette
6313 Hurst St.
New Orleans, LA 70118

11/1/2011

Paul Cramer

From: Leslie T. Alley
Sent: Monday, October 31, 2011 9:59 AM
To: James Farwell; bellsouth.net@mail8.us1.rsgsv.net
Cc: LeBreton Gay; Adams Glen; Davis Jack; Yolanda W. Rodriguez; Paul Cramer
Subject: RE: De Paul Master Plan

Mr. Farwell:

Thank you for your input. I will forward your comments to the Planning Commission for their consideration.

Best,

Leslie Alley

-----Original Message-----

From: James Farwell [mailto:james.farwell@gmail.com] On Behalf Of James Farwell
Sent: Friday, October 28, 2011 6:04 PM
To: Leslie T. Alley; bellsouth.net@mail8.us1.rsgsv.net
Cc: LeBreton Gay; Adams Glen; Davis Jack
Subject: De Paul Master Plan

Dera Ms. Alley:

I am a resident who lives at the corner of St. Charles and Henry Clay. I've reviewed what has been proposed for De Paul. I've been involved in zoning issues for years, starting with having chaired the Zoning Committee of the Garden District Association in the 1980's, when we dealt with Touro's efforts to expand. As you know, the relationship between hospitals and adjoining neighborhoods is often sensitive. That becomes notably true here, the affected parties include neighborhood residents and one of the city's two major parks that are used by the entire population. It would be tragic to approve a revised zoning classification that unconditionally provides a hospital with discretion to take action that prejudices the interests of neighbors and the park. In this case, such action could do irreparable harm.

There seems no doubt that this request to change the classification to a Medical Campus, allowing for much higher density and more traffic through the area, is being made prematurely. Prudence mandates a great deal more thought and discussion with the relevant stakeholders. These include the neighbors and the hospital. At an absolute minimum, any modification to the zoning classification should be made subject to very specific conditions that have been mutually agreed upon, and which protect the interests of the neighborhood and users of the park, while hopefully enabling productive use of DePaul.

The current request should be deferred for further action until the matter has been thoroughly discussed, the issues properly investigated and evaluated, and a clearer appreciation for the relevant interests achieved that produces a mutual agreement between the hospital and the neighborhood. No other course of action would be prudent. In this case, damage done cannot be undone. Why would we want that result?

Thank you.

James P. Farwell
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Paul Cramer

From: Leslie T. Alley
Sent: Monday, October 31, 2011 10:02 AM
To: Hans Andersson
Cc: Yolanda W. Rodriguez; Paul Cramer
Subject: RE: Redevelopment of DePaul Hospital

Mr. Andersson:

Thank you for your input. I will forward your comments to the Planning Commission for their consideration.

Best,

Leslie Alley

From: Hans Andersson [mailto:handers@tulane.edu]
Sent: Friday, October 28, 2011 5:46 PM
To: Leslie T. Alley
Subject: Redevelopment of DePaul Hospital

Dear Leslie Alley,

I have seen a drawing thru a neighborhood association of a plan for a new medical center at the DePaul Hosp site, a few blocks from my home. This drawing is a fantasy of a building that could only be acceptable in some highly urban environment which of course the uptown area is not. There is no reason for redevelopment of that hospital which is not currently at capacity and which can be renovated to allow mental health inpatient and outpatient medicine. If this facility is meant to handle non-mental health medicine, then it must be considered for formal rezoning and a justification offered for expansion. This city is replete with hospitals which are not near capacity and LSU is building another large hospital currently. Nearby clinics at uptown square and inpatient units at Ochsner Baptist and Touro are not near capacity. Ochsner main campus is less than 4 miles/10 mins drive away. To develop expanded medical services at the Calhoun location would be an outrageous physical scar to the uptown area which is tremendously congested already every Saturday and Sunday with activities at Audubon Park and the Zoo.

DePaul Hospital must stay as it is and may only be used for mental health medicine. Any conversion of this space or facility into other areas of medicine must be met with vigorous opposition. What may be good for a few people in the hospital systems which own DePaul will most certainly not be good for the entire uptown region, the universities and high schools and the commercial corridor on Magazine Street.

I am opposed to any redevelopment or expansion of services at DePaul Hospital.

Hans Andersson
6030 Hurst Street
cell 504-452-0359

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Hans C. Andersson, MD, FACMG
Director, Hayward Genetics Center
Karen Gore Chair of Human Genetics

11/1/2011

Hayward Genetics Center SL-31
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New Orleans, LA 70112
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Paul Cramer

From: George Fowler [GeorgeF@smartbuykb.com]
Sent: Monday, October 31, 2011 10:00 AM
To: Jackie B. Clarkson; Eric Granderson; Susan G. Guidry; Deborah J. Langhoff; Sherri K. Wilder; Paul Cramer; Yolanda W. Rodriguez; kcd6227@gmail.com
Cc: Jennifer Walker; George J. Fowler, III; Cristina Fowler
Subject: Proposed Rezoning for De Paul Site

To whom it may concern:

I am writing in regard to my opposition to the proposed rezoning of the De Paul site. Specifically, I oppose the section of the City's new Master Plan that classifies De Paul as "Institutional" rather than "Residential." A new zoning classification that preserves the current De Paul campus should be created, and it should require neighborhood, City Council and City Planning Commission input for approval of any new construction or additional uses.

My family and I live at 821 Calhoun Street, New Orleans, LA, 70118, about ½ block from the current De Paul campus, and we believe that the proposed zoning will have too many permitted commercial uses and will encourage a much higher density of development than the De Paul site has had historically. This could permanently damage our property values and the quality of our residential neighborhood. We love New Orleans and we love our neighborhood.

Please help us protect the properties around De Paul, and do not allow the Master Plan to gain approval with the De Paul site classified as "Institutional." Residential is the correct designation for the property.

Kind Regards,

George Fowler

George J. Fowler

Owner

Smart Buy Kitchen and Bath

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